



NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W. E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY APRIL 18, 2023
6:00 P.M.

Notice is hereby given of a Meeting of the City Council of Sealy to be held on the abovementioned date, time, and location for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

A. Call to Order

B. Invocation and Pledges of Allegiance

C. Roll Call and Certification of a Quorum

D. Public Comments and Petition(s)

In the interest of maintaining the decorum of the meeting, and in accordance with Sections 2-35 and 2-36 of the Code of Ordinances, only those individuals who have registered to speak may speak on any agenda item. Individuals may register prior to the start of the meeting on the form at the entrance of the council chamber or by contacting the City Secretary. Comments may not be addressed to or at individuals and are limited to five minutes per speaker; however, if a large quantity of individuals has registered to speak, the time may be reduced. Speakers may not poll the council members or attendees.

(Comments made under this agenda item are limited to five minutes per person; however, if a large quantity of individuals has registered to speak, the time may be reduced. In accordance with the Texas Open Meetings Act and Section 2-36(5) k. 7 of the Code of Ordinances, the city council will not discuss or consider any item addressed during this agenda item. However, the mayor and the city manager may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.)

E. Public Hearing: A Public Hearing will be held regarding extending a development moratorium imposed on property development affecting residential and commercial property which is specifically related to a shortage of essential public facilities being water capacity.

F. Proclamation

- National Day of Prayer May 4, 2023
- National Volunteer Week April 16 – 22, 2023
- Eagle Scouts: Tanner Ellis
Colby Eschenburg
Nikolas Young
Ian Waters

G. Consent Agenda

(In accordance with Sec. 2-35. (1) of the Code of Ordinances, "Routine matters thought to require little or no deliberation by city council may be placed on a consent agenda, which shall be treated as one agenda item." At any time prior to the call for a vote on the consent agenda, any council member may request that one or more items may be removed from the consent agenda and handled separately in the same manner as a regular agenda item.)

- April 4, 2023 Regular Meeting minutes

H. Business

1. Discussion and possible action regarding an Ordinance to extend the Development Moratorium.
(First of two readings)
2. Discussion and possible action regarding amending the No Engine Braking Ordinance.
(First of two readings)
3. Discussion and possible action to approve the Hackbarth project with Performance Agreement(s) and expenditure of funds for a Sealy EDC Historic District and Business Improvement Grant in an amount not to exceed \$9,000 with Tireless Enterprises, LLC and/or K&K Brothers, LLC.
4. Discussion and possible action to approve a Resolution for expenditure by Sealy EDC to reimburse the City of Sealy for 380 agreement payments to SIKa in an amount not to exceed \$77,964.88.
(First of two readings)
5. Discussion and possible action to approve a Resolution for expenditure by Sealy EDC to reimburse the City of Sealy for 380 agreement payments to Prasek's in an amount not to exceed \$19,169.97.
(First of two readings)
6. Discussion and possible action regarding Capital Improvement Advisory Committee Comment 2023-02.
7. Discussion and possible action regarding Contract approval for Judicial Services for Judge Lora Lenzsch to a three (3) year term.
8. Discussion and possible action regarding amending Ordinance - Chapter 28 regarding Townhomes, Multifamily Developments, and Patio Homes.
(First of two readings)
9. Discussion and possible action regarding a policy for Municipal Naming of City Facilities and Donations Policy.
10. Discussion and possible action regarding amending Ordinance – Chapter 58 Hardship procedures.
(First of two readings)
11. Discussion and possible action regarding accepting easements for the Highway 36 Utility Project.
12. Discussion and possible action regarding accepting the General Warranty Deed for the Highway 36 Utility Projects.

13. Discussion and possible action regarding creating or amending Ordinances:
 - a) Create Short-Term Rentals Ordinance
 - b) Amend Wrecker Ordinance
 - c) Amend Peddlers & Solicitors Ordinance
 - d) Amend Chapter 27 regarding Fencing around Detention
14. Discussion and possible action regarding ADA Title II Transition Plan.
15. Discussion and possible action regarding amending Master Fee Schedule Ordinance :
 - a) Non-Profit Rate at B&PW Pavilion
 - b) Variance Application Fee (Residential and Commercial)
 - c) Drainage Discharge Rates
 - d) Development Deposit Policy and \$75 Administrative Fee
 - e) Secretary Fees and Public Information Request (PIR) Fee update
 - f) Naming and Donation Policy Fees
 - g) Hardship Policy Fees
 - h) Wrecker Fees
 - i) Impact Fee Table
 - j) Civil Review Fees(First of two readings)

I. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):

- a) **Texas Government Code, Section 551.071, Consultation with Attorney:** A governmental body may conduct a private consultation with its attorney when the governmental body seeks the advice of its attorney about pending or contemplated litigation; or a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.
 - Crescent Pointe Municipal Utility District (MUD)
 - b) **Texas Government Code, Section 551.087, Deliberation regarding Economic Development Negotiations; Closed Meeting.** This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
 - Crescent Pointe Municipal Utility District (MUD)
 - c) **Texas Government Code, Section 551.072, Deliberation regarding real property; Closed Meeting.** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
16. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.

J. Future agenda items, comments, and announcements.

17. Discussion and possible action regarding future agenda item requests.

K. Adjournment

CERTIFICATION

I, Sandra Vrabec, City Secretary of the City of Sealy, do hereby certify that the above notice of meeting of the City of Sealy, Texas, City Council was posted in a place convenient to the general public in compliance with Chapter 551, of the Texas Government Code, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Sandra Vrabec, City Secretary

